



## Register of Deeds

1101 Carmichael Road | Hudson WI 54016  
Telephone: 715-386-4652 | Fax: 715-386-4687  
[www.sccwi.gov/rod](http://www.sccwi.gov/rod)

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### ON-LINE ACCESS AGREEMENT WITH ST. CROIX COUNTY REGISTER OF DEEDS

**THIS AGREEMENT**, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between **St. Croix County**, 1101 Carmichael Road, Hudson, Wisconsin 54016, a municipal corporation (hereinafter referred to as "**COUNTY**"), and \_\_\_\_\_ (Company Name), \_\_\_\_\_ (Company Address), a company doing business in St. Croix County (hereinafter, "**PURCHASER**").

**WHEREAS, COUNTY** maintains a Register of Deeds Office as required by Wisconsin Statutes; and

**WHEREAS, REGISTER OF DEEDS** has authority pursuant to Wisconsin State Statute s.59.43(2)(c) to enter into On-line access contracts to provide access to the documents pertaining to real property recorded in the Register of Deeds office to individuals and private companies; and

**WHEREAS, PURCHASER** is desirous of obtaining On-line access pertaining to real property, as permitted by s.59.43(2)(c), Wis. Stats., at a price sufficient to permit **COUNTY** to recover its costs of labor and material as well as a reasonable allowance for plant and depreciation of equipment used.

**NOW, THEREFORE**, in consideration of the above premises and the mutual covenants of the parties hereinafter set forth, **COUNTY** and **PURCHASER** do agree as follows:

1. The term of this agreement shall commence \_\_\_\_\_, \_\_\_\_\_. Either party may cancel this agreement at anytime for any reason or for no reason upon sixty (60) calendar days advance written notice during the original term or any renewal. Cancellation shall not relieve a party of its obligations incurred prior to the effective date of the cancellation. Unless cancelled by either party as provided herein, this agreement shall be automatically renewed upon like terms for successive calendar year periods.
2. If during the term of this agreement, the St. Croix County Board of Supervisors shall fail to appropriate sufficient funds to carry out **COUNTY'S** obligations under this agreement, this agreement shall be automatically terminated as of the date funds are no longer available and without further notice or obligation of any kind to **PURCHASER**.

3. Register of Deeds agrees to furnish to **PURCHASER** On-line access to real estate records maintained in Register of Deeds office. The Grantor/Grantee Index of records and the Tract Index is available beginning August 1, 1986 (this date changes as we continue with the back indexing) and for newly recorded documents the Grantor/Grantee Index and the Tract Index is usually available within five to ten business days. Document images are available beginning in the year 1848 and are available by document number and by volume and page (location). Subdivision Maps and all Certified Survey Maps are also available. The obligation to provide such access is subject at all times to the obligation of the Register of Deeds to fulfill the office's statutory duties and **COUNTY's** obligations. **PURCHASER's** rights under this agreement are secondary to the statutory duties of the Register of Deeds.
4. The index is not represented to be true and complete; rather it is a working copy, subject to error, omission and future modifications. Purchaser shall receive notice via email of any computer problems that may affect this access. Failure of **COUNTY** to provide any notice of computer problems that may affect this access shall not be considered a breach of this Agreement, nor shall it subject County or the ROD to any liability, express or implied.
5. The fee for access is detailed on the attached addendum. Purchaser may select a different rate plan before the 5<sup>th</sup> day of each calendar quarter (i.e. April 5, July 5, October 5, January 5). Escrow accounts will be established for the plan that you select. The initial minimum amount to Escrow will be for the three months of the plan that you select with an additional escrow deposit for an estimated number of prints to be made for the first month of the contract. New users joining during a monthly period will escrow for the prorated portion of the month based on calendar days not business days. *\*See rate below based on plan selected.* The day which a user joins will become the first day of the prorated plan. Service will be discontinued if Escrow accounts are not kept current. **COUNTY** has no duty to send invoices or monthly reminders. After the first year, the **COUNTY** may change the fees with a 60 days advance notice.
  - Plan A - \$2.50/day
  - Plan B - \$4.17/day
  - Plan C - \$6.50/day
  - Plan D - \$9.83/day
  - Plan E - \$13.33/dayThe monthly plan amount will be automatically withdrawn from the purchaser Escrow account on approximately the 1<sup>st</sup> day of the following calendar month. All minute overage charges for a calendar month will automatically be withdrawn at the same time as the plan amount. All image prints will be automatically withdrawn from purchaser escrow accounts every 15 minutes. Purchasers must at all times maintain a positive escrow balance. If the escrow balance falls below zero then the account password will automatically be changed until a positive escrow balance is restored.
6. This agreement shall not be construed to impose any penalty, obligation or loss on **REGISTER OF DEEDS** for its failure to transmit a copy of any particular document, unless through willfulness, and **PURCHASER** shall indemnify, defend and hold

harmless **COUNTY**, its boards, commissions, agencies, officers, employees and representatives against any and all liability, loss, damages, costs or expenses, including attorney fees, which **PURCHASER**, its officers, employees agencies, boards, commissions and representatives, or any third-party, may sustain, incur or be required to pay by reason of **COUNTY** failing to transmit a copy of any document required to be provided under this agreement.

7. **PURCHASER** shall not assign or transfer any interest or obligation in this agreement, whether by assignment or novation, without the prior written consent of **REGISTER OF DEEDS**. This agreement shall not be construed to either authorize or prevent **PURCHASER** from making duplicates or copies of any material received pursuant to this agreement and any such copies or duplicates so made by **PURCHASER** shall be at **PURCHASER'S** risk and expense and **EXCLUSIVELY for PURCHASER'S sole use**. **PURCHASER** may not wholesale or retail copies of any materials received nor provide them free of charge to any person, firm, company, association, corporation, business, partnership or any other individual or entity of any nature whatsoever.
8. It is expressly understood and agreed by the parties that in the event of any disagreement or controversy between the parties, Wisconsin law shall be controlling and any said disagreement or controversy shall be resolved in St. Croix County Circuit Court.
9. Notices, invoices, payments, and reports required by this agreement shall be deemed delivered as of the date of postmark if sent via first class mail, postage prepaid or as of the date that an email was sent. It shall be the duty of a party changing its address to notify the other party in writing within a reasonable time.
10. In no event shall the acceptance of any payment required by this agreement constitute or be construed as a waiver by **COUNTY** of any breach of the covenants of this agreement or a waiver of any default of **PURCHASER** and the acceptance of any such payment by **COUNTY** while any such default or breach shall exist shall in no way impair or prejudice the right of **COUNTY** with respect to recovery of damages or other remedy as a result of such breach or default.
11. **PURCHASER** warrants that it has complied with all necessary requirements to do business in the State of Wisconsin, that the persons executing this agreement on its behalf are authorized to do so, and if a corporation, Limited Liability Company or other impersonal entity, that the name and address of **PURCHASER'S registered agent is** \_\_\_\_\_. If a corporation, Limited Liability Company or other impersonal entity, **PURCHASER** shall notify **COUNTY** immediately, in writing, of any change in its registered agent. Purchaser shall notify **COUNTY** immediately in writing of any change in his, her, or its address, and **PURCHASER'S** legal status.
12. **Purchaser** agrees that it will not access any **County** information or data available through the Laredo software except by means of the Laredo client user interface. **Purchaser** agrees that it will not utilize ANY form of robotic software, screen scrapers,

harvesting software, internet protocol sniffers, attempt to identify IP addresses or use any software or process designed to circumvent the human being use of the Laredo software. Such activity will be monitored by Laredo software vendor and such activity, if detected will **Immediately** terminate this Agreement. The above may be viewed as theft under applicable Wisconsin State Statutes and subject to criminal penalties.

13. The parties agree that there shall be no assignment of transfer of this Agreement, nor of any interests, rights or responsibilities herein contained, except as agreed to in writing.
14. The entire agreement of the parties is contained herein and this agreement supersedes any and all oral agreements and negotiations between the parties relating to the subject matter hereof.
15. DISCLAIMER ON ACCURACY AND COMPLETENESS OF INFORMATION:

While the **COUNTY** uses reasonable efforts to provide accurate and up-to-date information, some of the information provided is gathered by third parties and has not been independently verified by the **COUNTY**. **PURCHASER** agrees that all use of these services is at **PURCHASER'S** own risk and that the **COUNTY** will not be held liable for any errors or omissions contained in the content of its services.

Although the information found on this system has been produced and processed from sources believed to be reliable, no warranty, express or implied, is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of any information. This disclaimer applies to both isolated and aggregate uses of information. **COUNTY** provides this information on an "as is" basis and expressly disclaims any and all warranties, express and implied, including but not limited to any warranties of accuracy, reliability, title, merchantability, fitness for a particular purpose, freedom from contamination by computer viruses and non-infringement of proprietary rights, or any other warranty, condition, guarantee or representation, whether oral, in writing or in electronic form, including but not limited to the accuracy and completeness of any information. **COUNTY** does not represent or warrant that access to the service will be uninterrupted or that there will be no failures, errors or omissions or loss of transmitted information. **COUNTY** assumes no liability or responsibility for the quality, content, accuracy, or completeness of the information, text, graphics, links and any other items contained on this service or any other system or service.

In no event shall the **COUNTY** be liable for any special, indirect or consequential damages or any damages whatsoever, whether direct, indirect, consequential, incidental or special, or any claim for attorney's fees resulting from loss of use, data or profits, whether in an action of contract, negligence or other tortious action, arising out of, or in connection with, the use of information available from the **COUNTY**, or the inability to use the information on this service, even if **COUNTY** is advised of the possibility of such damages.

The information, documents and related graphics published on this service could include technical inaccuracies or typographical errors. Changes are periodically made to the information herein. The **COUNTY** may make improvements and/or changes in the services and/or the content(s) described herein at any time.

16. The materials contained on this service have been compiled from a variety of sources and are subject to change without notice. Commercial use or sale of the materials contained on this service is prohibited without the express written consent of **COUNTY**. Changes may periodically be made to the information and these changes may or may not be incorporated in any new version of the publication. If you have obtained information from a source other than this site, be aware that electronic data can be altered subsequent to original distribution. Data can also quickly become out of-date.
17. If any provision of this Agreement is held to be illegal, invalid or unenforceable, such provision shall be fully severable and this Agreement shall be construed and enforced as if such illegal, invalid or unenforceable provision had never comprised a part of the Agreement. The remaining provisions shall remain in full force and effect and shall not be affected by the illegal, invalid or unenforceable provision or by its severance.

**COUNTY** and **PURCHASER**, each by their authorized agents, hereto having read and understood the entirety of this agreement consisting of five typewritten pages, have executed this agreement as of the day and date by which all parties hereto have affixed their respective signatures.

**PURCHASER SIGNATURE:**

\_\_\_\_\_

**Printed/Typed Name of Person Signing**

\_\_\_\_\_

Date Signed

\_\_\_\_\_

**REGISTER OF DEEDS SIGNATURE:**

\_\_\_\_\_

**Printed/Typed Name**

Beth Pabst, Register of Deeds

Date Signed

\_\_\_\_\_

**ADDENDUM TO ON-LINE ACCESS AGREEMENT  
WITH ST. CROIX COUNTY REGISTER OF DEEDS**

**PER-MINUTE PLAN CHARGES**

**PLEASE SELECT THE PLAN YOU DESIRE AND SIGN AND DATE**

<b>PLAN*</b> (minutes per month)	<b>COUNTY CHARGE TO USER</b>	<b>OVERAGE CHARGE**</b>
<b>A</b> (0-250)	\$75/month	\$.40 per minute
<b>B</b> (251-500)	\$125/month	\$.40 per minute
<b>C</b> (501-1000)	\$195/month	\$.40 per minute
<b>D</b> (1001-2000)	\$295/month	\$.40 per minute
<b>E</b> (Unlimited)	\$400/month	\$.00

**ALL PLANS ARE SUBJECT TO AN IMAGE MAINTENANCE FEE OF \$.50 PER PRINTED PAGE**

\*Sign up for minimum of one calendar quarter (3 months)

Plans may be changed before the 5th day of the first month of each calendar quarter

\*\*Per minute charge for each minute over the plan that was originally selected  
(This charge will be waived for first month to allow practice time)

I choose **PLAN**    **A** ☐        **B** ☐        **C** ☐        **D** ☐        **E** ☐

COMPANY NAME: \_\_\_\_\_

COMPANY ADDRESS: \_\_\_\_\_

CONTACT NAME: \_\_\_\_\_

EMAIL ADDRESS OF CONTACT PERSON:  
\_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

SIGNATURE OF PURCHASER: \_\_\_\_\_

DATE OF AGREEMENT: \_\_\_\_\_

You will need a user name to access Laredo. **USER NAME:** \_\_\_\_\_

Once your account has been activated we will be in contact for a password.

**Mail or bring signed agreement to:**

Beth Pabst  
St. Croix County Register of Deeds  
1101 Carmichael Road  
Hudson, WI 54016

**Plus Escrow check payable to:**

St. Croix County Register of Deeds  
(see #5 on page 2 for details)